



City of Santa Barbara
Planning Division
Zoning Requirements

Community Development
630 Garden Street
(805) 564-5578



R-O, C-O, C-P, C-L, AND C-1 Zones

STANDARD	REQUIREMENT
Maximum Height Limit	<p>3 stories not to exceed 45 feet.</p> <p>The maximum height limit for buildings on properties adjacent to residential zones is the maximum height allowed by the most restrictive adjacent residential zone for that portion of the building that is constructed within either:</p> <ol style="list-style-type: none">1) 23 feet from the property line; or2) ½ the height of the proposed structure, whichever is less.
Front Yard Setback	<p>C-L, C-P, C-1 10 feet</p> <p>R-O, C-O</p> <p>1 or 2 story buildings: 10 feet</p> <p>3 story buildings: 15 feet</p> <p>It is possible for the 1st and 2nd stories of a 3+ story building to be set back 10 feet if certain criteria are met. See the Zoning Ordinance for details.</p>
Interior Yard Setback	<p>C-L, C-P, C-1: None, except all buildings used exclusively for residential purposes shall comply with the provisions of the R-3/R-4 Zone.</p> <p>Properties that abut residentially zoned lots have special setback requirements. See the Zoning Ordinance for details.</p> <p>R-O, C-O</p> <p>1 or 2 story buildings: 6 feet</p> <p>3 story buildings: 10 feet</p> <p>It is possible for the 1st and 2nd stories of a 3+ story building to be set back 6 feet if certain criteria are met. See the Zoning Ordinance for details.</p> <p>Properties that abut residentially zoned lots have special setback requirements. See the Zoning Ordinance for details.</p>
Outdoor Living Space	<p>Nonresidential Uses: None required.</p> <p>Residential Uses: Can be provided as Private or Common:</p>

STANDARD	REQUIREMENT
	<div>1) Private:</div> <div><div>a) Unit Size.. Ground Floor... Upper Floor</div><div>Studio 100 s.f. 60 s.f. per unit</div><div>1-bedrm: 120 s.f. 72 s.f. per unit</div><div>2-bedrm: 140 s.f. 84 s.f. per unit</div><div>3-bedrm: 160 s.f. 96 s.f. per unit</div></div> <div><div>b) Min. dimension. 10 feet 6 feet</div><div>c) Additionally, 10% of the lot (excluding required setbacks) must be open space. See the Zoning Ordinance for more details</div></div> <div>2) Common:</div> <div><div>a) Must contain at least 15% of the total lot area.</div><div>b) At least one open yard area shall have 20 foot minimum dimension, measured horizontally from the boundary of the yard</div><div>c) May include side and rear yard setbacks, but not the front yard setback</div></div> <div>3) See the Zoning Ordinance for more details</div>
Distance Between Main Buildings	<div>Nonresidential: None</div> <div>Residential:</div> <div>One story building to one story building: 10 feet</div> <div>One story building to multi-story building: 15 feet</div> <div>Multi-story building to multi-story building: 15 feet</div>
Lot Area and Street Frontage Requirements	None, except all buildings or portions thereof used exclusively for dwelling purses shall comply with the provisions of the R-3/R-4 Zone.
Required Off-street Parking Spaces	<div>Nonresidential: See the Parking Ordinance</div> <div>Residential: # of spaces required</div> <div>One house 2 covered</div> <div>Multiple houses 1 covered & 1 uncovered per unit</div> <div>Duplex 1 covered & 1 uncovered per unit</div> <div>Multiple Duplexes 1 covered & 1 uncovered per unit</div> <div>3+ Attached Units Studios: 1¼ spaces per unit</div> <div> 1-bedrm: 1½ spaces per unit</div> <div> 2+bedrm: 2 spaces per unit</div> <div>Covered parking spaces can be provided in either a garage or carport.</div> <div>If 6 or more units are proposed, guest parking spaces are required: 1 space per 4 units.</div>

STANDARD	REQUIREMENT												
Lot Area Requirements for New Residential Units	<p>C-L, C-O, C-P</p> <p>0-4,999 s.f.1 unit</p> <p>5,000s.f. – 6,999 s.f.2 units</p> <p>7,000 s.f. – 13,999 s.f.3 units</p> <p>14,000+ s.f.3,500 s.f. per unit</p> <p>R-O, C-1</p> <p>5,000 s.f. or less: 2 units allowed using the lot area per unit that is shown below</p> <table><tr><td>5,000 + s.f.</td><td>Studios</td><td>1,600 s.f. lot area per unit</td></tr><tr><td></td><td>1-bedrm:</td><td>1,840 s.f. lot area per unit</td></tr><tr><td></td><td>2-bedrm:</td><td>2,320 s.f. lot area per unit</td></tr><tr><td></td><td>3+-bedrm:</td><td>2,800 s.f. lot area per unit</td></tr></table>	5,000 + s.f.	Studios	1,600 s.f. lot area per unit		1-bedrm:	1,840 s.f. lot area per unit		2-bedrm:	2,320 s.f. lot area per unit		3+-bedrm:	2,800 s.f. lot area per unit
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Minimum Residential Unit Size	400 square feet												
Solar Access Ordinance Applies?	No												

The Fine Print: This sheet summarizes information that is contained in the Zoning Ordinance, and is provided for reference only. If there are any discrepancies between the information provided in this sheet and the Zoning Ordinance, the language in the Zoning Ordinance shall prevail.